

104TH CONGRESS
2D SESSION

H. R. 3679

To prohibit any increase in the amount of a security deposit paid by a low-income family for rental of a dwelling unit receiving Federal rental housing assistance during the occupancy of the family in the unit.

IN THE HOUSE OF REPRESENTATIVES

JUNE 19, 1996

Mrs. MINK introduced the following bill; which was referred to the Committee on Banking and Financial Services

A BILL

To prohibit any increase in the amount of a security deposit paid by a low-income family for rental of a dwelling unit receiving Federal rental housing assistance during the occupancy of the family in the unit.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Low-Income Housing
5 Tenants Security Act”.

6 **SEC. 2. PROHIBITION OF SECURITY DEPOSIT INCREASES.**

7 During the occupancy of a tenant in a covered dwell-
8 ing unit, the tenant may not be required to pay as a secu-

1 rity deposit (in connection with the rental of the dwelling
2 unit) any amount in addition to the amount required to
3 be paid upon initial occupancy of the dwelling unit or upon
4 execution of the initial lease for the dwelling unit. This
5 section may not be construed to limit any authority to pro-
6 vide for payment of a security deposit in connection with
7 the rental of a covered dwelling unit under any gradual
8 or installment payment plan.

9 **SEC. 3. DEFINITIONS.**

10 For purposes of this Act, the following definitions
11 shall apply:

12 (1) COVERED DWELLING UNIT.—The term
13 “covered dwelling unit” means any dwelling unit—

14 (A) for which financial assistance is pro-
15 vided under a rental housing assistance pro-
16 gram; or

17 (B) that—

18 (i) is located in a building for which
19 assistance is provided under a rental hous-
20 ing assistance program; and

21 (ii) pursuant to such program, is sub-
22 ject to occupancy limitations based on the
23 income of the tenant.

1 (2) RENTAL HOUSING ASSISTANCE PROGRAM.—

2 The term “rental housing assistance program”
3 means—

4 (A) the rural rental housing loan program
5 under section 515 of the Housing Act of 1949;

6 (B) the rural rental assistance payments
7 program under section 521(a)(2);

8 (C) the tenant-based rental assistance pro-
9 grams under subsections (b) and (o) of section
10 8 of the United States Housing Act of 1937;

11 (D) the programs for project-based rental
12 assistance under section 8 of the United States
13 Housing Act of 1937 (including the project-
14 based certificate program, the loan management
15 set-aside program, and the property disposition
16 program);

17 (E) the new construction or substantial re-
18 habilitation program under section 8(b)(2) of
19 the United States Housing Act of 1937 (as in
20 effect before October 1, 1983);

21 (F) the moderate rehabilitation program
22 under section 8(e)(2) of the United States
23 Housing Act of 1937;

1 (G) section 23 of the United States Hous-
2 ing Act of 1937 (as in effect before January 1,
3 1975);

4 (H) the preservation program under the
5 Emergency Low Income Housing Preservation
6 Act of 1987 or the Low-Income Housing Pres-
7 ervation and Resident Homeownership Act of
8 1990;

9 (I) the rent supplement program under
10 section 101 of the Housing and Urban Develop-
11 ment Act of 1965;

12 (J) section 236(f)(2) of the National
13 Housing Act; and

14 (K) the public and Indian housing pro-
15 grams under the United States Housing Act of
16 1937.

17 **SEC. 4. APPLICABILITY.**

18 This Act shall apply to any tenant occupying a cov-
19 ered dwelling unit upon the date of the enactment of this
20 Act or thereafter.

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